

MINUTES

Somerville Redevelopment Authority

Wednesday, December 16, 2020 at 5:30 p.m.

(Virtual Meeting)

Software: GotoWebinar

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this meeting of the Somerville Redevelopment Authority was conducted via remote participation.

Present from the Somerville Redevelopment Authority (SRA): Phil Ercolini (Chair), William Gage, Iwona Bonney, Patrick McCormick, and Emily Hedeman. Also present were Eileen McGettigan as Special Counsel, Tom Galligani as Director of Economic Development and Sunayana Thomas as Senior Economic Development Planner and staff to the SRA. SRA Member Ben Ewen-Campen was absent.

Phil Ercolini, Chair, called the meeting to order at 5:32 PM. Open session commenced. A quorum was present. This meeting was audio recorded.

Documents and Other Exhibits Used at the Meeting

- i. None

Discussion and Actions Taken

1. Approval of November 18, 2020 Minutes:

- Minutes will be provided to the board in January. No discussion or vote.

2. Union Square Update

Ms. McGettigan provided the Union Square update.

The closing for D2 was expected to be on December 11, 2020; however, due to outstanding items between US2 and the MBTA, the closing date was extended. The City is also waiting for DHCD approval for the land disposition.

3. Winter Hill Urban Renewal Plan

Update provided by Tom Galligani.

Mr. Galligani explained that the Planning Board has approved the Winter Hill Urban Renewal Plan. The Housing and Community Development Committee of the City Council is debating the plan and contemplating a few issues including the approval process for a developer. As the urban renewal plan indicated, there would be a citizen advisory committee that would recommend a developer to the SRA. The SRA is responsible for selecting the master developer and delivering the components of the plan. The City Council is discussing how the Council will be involved in the selection process.

4. 90 Washington Update

Ms. Thomas and Ms. McGettigan provided the project update.

Ms. Thomas explained that the consultants for the public safety project are in the due diligence phase. They are meeting with various departments and stakeholders to determine next steps.

Ms. McGettigan mentioned that the oral argument before the Supreme Judicial Court will be conducted on February 5, 2021. She was uncertain whether it will be remotely viewable. There is an amicus brief from the Boston Redevelopment Authority; however, the Massachusetts Municipal Lawyers Association declined to write an additional amicus brief because it was adequately covered in the City's and BRA amicus brief.

5. Assembly Square

Ms. Thomas provided the update.

The office uses at 455 Grand Union are targeted for occupancy in June/July 2021. Retail occupancy on Block 8 is also expected to open Summer 2021. FRIT recently signed Warby Parker, Shake Shack and Sweet Green. CVS will be opening in the third or fourth quarter of 2021. The residential occupancy on Block 8 will begin in the third quarter of 2021.

The businesses in Assembly are seeing significant impact due to COVID-19 restrictions. Data from the parking garages shows a 65% reduction in vehicular traffic compared to last year. Economic Development plans to release another round of funding to support small business.

6. Public Comment Period – None

7. Other Business Not Reasonably Anticipated by the Chair - None

8. Adjournment

Next Meeting Date – January 20, 2021 – 5:30pm - Virtual Meeting

Motion to adjourn by Iwona Bonney, seconded by Patrick McCormick at 5:44pm.

Roll Call Vote:

Iwona Bonney, Yes

Ben Ewen-Campen, Absent

Bill Gage, Yes

Emily Hedeman, Yes

Patrick McCormick, Yes

Phil Ercolini, Yes